

**TROY BOARD OF COMMISSIONERS
REGULAR MONTH MEETING
MONDAY, OCTOBER 5, 2015, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Roy Maness presiding.

BOARD MEMBERS PRESENT: Mayor Protem James Hurley, Commissioners Bruce Hamilton, Wallace Jones, Damon Prince and Mayor Maness.

BOARD MEMBERS ABSENT: Commissioner Angela Elkins was absent.

TOWN STAFF PRESENT: Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Planner Justin Price and Police Chief Kenny Allen

MEDIA PRESENT: No one was present

OTHERS PRESENT: Jackie & Ruthie Morris and Shirley Harris.

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Maness called the meeting to order and Comm. Hamilton gave the invocation. Mayor Maness led the Pledge of Allegiance to the flag.

WELCOME AND SPECIAL RECOGNITIONS: Mayor Maness welcomed everyone to the meeting and read a prepared letter to the Board of Elections that offered the use of the Troy Town Hall for the combined voting precinct. Copies of the letter were passed out to those in attendance.

PUBLIC FORUM: Jackie Morris, County Commissioner, thanked the Town Board for agreeing to partner with the Board of Elections for a voting precinct that could be held at the Town Hall. He stated that he has concerns about voting at a church. There are problems with the location, handicapped accessibility, etc. Mr. Morris added that the Troy precincts have been combined, however the voting precinct has not been decided. The Town Hall has adequate parking, the Council Room is smaller, and however there should be adequate space. Ruthie Morris stated she is very passionate about voting. She and Shirley Harris measured the Town Hall Council Room. Troy Precincts 1 & 2 get 5 voting booths each and she and Ms. Harris feel this area could handle 12 – 15 voting booths. The lobby could also be used. Mrs. Morris stated at the church, there is not a traffic problem in the morning (she went there to observe), however she was told there is a problem in the afternoon. This could be an issue with a combined precinct of 800-1000 voters. Mrs. Morris stated she appreciates the Town offering Town Hall for the combined precinct. Ms. Shirley Harris thanked the Town for the endorsement of the new Town Hall for the precinct. She and Mrs. Morris explored every place that has been mentioned as a possible precinct. When looking at the criteria, we need to look at convenience. The Board agreed that Town Hall is the place to vote and that we will let them know we are trying to do what is best for our community by signing the letter to the Board of Elections.

MINUTES of the September meetings were approved as written on motion by Comm. Jones and second by Comm. Hamilton. All voted approval.

MANAGER'S REPORT:

- A. Beginning in August the town implemented the town's on-line pay option. Since that time the system has seen steadily increased use and the response has been very positive. Staff continues to work out minor issues, but overall this option seems to be going very well.
- B. Staff, in consultation with MeterSys, has been reviewing the town's metering options on whether to go with AMI (which is the automatic read option) or the AMR option (the radio read is the option whereby readers can drive by and read meters). The town has received its first set of bids for each and it appears that the AMR option is the most affordable. While the AMI is the newest technology (with AMR a close second) the cost associated with this option, at this time, exceeds the benefit. There are a few more options that staff is looking at, which may include AMI but in a different capacity, so as to provide the board with as many options as possible that are both effective and efficient, but also financially sensible.
- C. Staff, over the last two weeks, was successful in obtaining all of the necessary information that was needed to successfully submit for the CDBG Infrastructure grant. Looking at the town's application and comparing to the scoring system it would appear the town has a score of 77, which would signal that the town would receive funding. That number system is based on if the town receives the points in the various categories, of which staff believes it should, but there is no guarantee. Our bilingual police office assisted Justin Price with the surveys. We had 98% return on the surveys.
- D. Staff is currently working the town's fire department on a training burn that is expected to take place on October 19th. The burn is expected to take place on East Clairmont Street. We are working on getting rid of dilapidated properties.
- E. **DATES TO REMEMBER:** October 24th – Small Town USA Celebration 8:00 AM
October 31st – Trunk or Treat –Blair Park–5:00 PM–7:00 PM
Farmer's Market– Thursday – Hours: 1:30 PM–5:30 PM
November 7, 2015 – 8:00 AM-Veterans' Breakfast

October 5, 2015

November 7, 2015 – 11:00 AM-Veterans' Parade

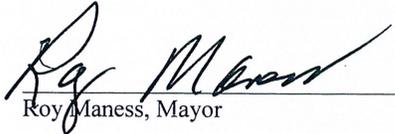
November 7, 2015 – 9:00 AM – Arts in Autumn Festival

Mgr. Zephir stated we are trying to assist the Troy Business Association by sending letters out to potential vendors for the Arts in Autumn Festival.

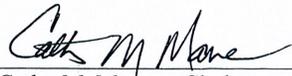
Comm. Jones asked if we plan to burn the dilapidated property on Fairground Avenue. Mgr. Zephir stated the owners signed off for it, however we are going to clear the lot, not burn it. Mgr. Zephir stated there are two more properties we are looking at – the old American Legion building and the house at the corner of Blue and Clairmont Street. We will try to get approval for these.

Meeting was adjourned at 5:45 PM on motion by Comm. Jones and second by Mayor Protem Hurley. All voted approval.

Respectively submitted,



Roy Maness, Mayor



Cathy M. Maness, Clerk

**TROY BOARD OF COMMISSIONERS
MID-MONTH MEETING
MONDAY, OCTOBER 19, 2015, 5:00 PM**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Roy Maness presiding.

BOARD MEMBERS PRESENT: Mayor Protem James Hurley, Commissioners Angela Elkins, Bruce Hamilton, Wallace Jones, Damon Prince and Mayor Maness.

BOARD MEMBERS ABSENT: No one was absent

TOWN STAFF PRESENT: Manager Greg Zephir, Clerk/Finance Officer Cathy Maness

MEDIA PRESENT: Tammy Dunn with the Montgomery Herald was present.

OTHERS PRESENT: Krista P McGuire, Page Street Elementary School along with the following parents and students from Page Street Elementary School: Jennifer Nance, 3rd Grade Chair-Page Street, Anthony, Emily & Caleb Elkins, D. J., Tonya, Breana and Haleigh Freeman, Jay, Keri, Ajay & Trey Myrick, Patrick, Amy & Luke Yarboro, Steve & Melanie Wheeler, Charles & Vivian King, Julie Parsons, Gavin Yarboro, Clifford Yarboro, Angela Shue, Martha Lalor, Lane & Mary Carson Prince .

CALL TO ORDER, INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Maness called the meeting to order and Comm. Hamilton gave the invocation. Mayor Maness led the Pledge of Allegiance to the flag.

WELCOME AND SPECIAL RECOGNITIONS: Mayor Maness welcomed everyone to the meeting, especially the 3rd Grade Essay Winners from Page Street Elementary School.

PUBLIC FORUM: No one was present with comments.

PAGE STREET ELEMENTARY 3RD GRADE PRESENTATION: Mayor Maness introduced Ms. Krista McGuire of Page Street Elementary as the spokesperson for Citizenship Presentation. Mgr. Zephir stated this is a series that the town has been proud to be a partner with over the last couple of years and welcome the opportunity to do so again this year. Ms. McGuire introduced 3rd Grade Chair – Ms. Jennifer Nance. Ms. Nance stated there are four 3rd Grade – 1st Place winners here this evening to present their papers on citizenship. The students read their papers to the Town Board and everyone present. The students are Haleigh Freeman, Luke Yarboro, Trey Myrick and Caleb Elkins. The Board congratulated the students for the great job.

Mayor Maness informed the Board that the Montgomery County Board of Elections had decided on a polling place. The Montgomery County Public Library in Troy will hold the Troy elections this time as well as be the future voting precinct. There will be only one precinct.

LED STREET LIGHTS: Mayor Maness stated we have a request to change out street lights to LED lights. Mgr. Zephir stated that over the last few years the board has talked about converting the town's street lights to LED lights in an effort to have better lighting, utilize less power, and be more cost efficient. The town has been working with Duke Energy and was able to reach a solution where more than 450 lights (not including the decorative poles on Main Street) could be switched to LED for \$6,500. The savings to the town would be equal to \$10,500 per year. This means that the town would realize payback on this investment after 9 months. The board gave staff unanimous consent to move forward with this earlier this month, and the lights have been replaced. Staff is requesting for the official budget amendment to allow for this cost. On motion by Comm. Hamilton and second by Comm. Elkins the Board approved the budget amendment of \$6,500 to change out the street lights to LED. All voted approval. The Board agreed the new lights are very bright.

CELL TOWER LEASE PROPOSAL: Mayor Maness stated we have a proposal to purchase the Town's Cell Tower Lease. Mgr. Zephir stated we have two proposals from Landmark to purchase the town's leasing rights to the "Alltel" tower from the town. The town owns the land; however it entered into an agreement to allow Alltel to erect a tower on the property in exchange for monthly rent and then a prorated amount of rent for each carrier that was on the tower. Currently the town receives \$2,300 per month. About 2 years ago Alltel was purchased by AT&T and AT&T sold the tower to Vertical Bridge, who pays the town \$2,300 per month. That contract with the town is set to expire in five (5) years. Landmark has proposed to pay the town \$252,000 in a lump sum or \$267,000 in three (3) installments for the ability to collect on those leases. Staff feels that this is a great opportunity for the town as technology continues to evolve and there is no telling if the contract would be extended after 2020. The town currently has a police and fire repeater on the tower and they would still be allowed to be up there at no cost. In addition the town still owns and controls the undeveloped footprint of the property, meaning if the tower, for whatever reason would need to be expanded, then the town would generate additional income. Staff welcomes any questions from the board regarding this proposal, but with that being said, staff does recommend approval of this proposal (subject to verification and review from the town attorney) and that option 2, the three installment option be the option selected by the board.

Comm. Hamilton asked if we need the Attorney's opinion first. Mgr. Zephir stated the Board's decision starts the clock, nothing is final until the Town Attorney approves it. Comm. Hamilton asked if the Town's repeaters can be moved to the water tank. Mgr. Zephir stated we will be allowed to keep our repeaters on the tower or we can move them if we choose. Mayor Maness stated we could authorize the Manager to get the best deal for the Town, either lump sum or 3 year payment. On motion by Comm. Elkins, and second by Comm. Hamilton, the Board approve the Town Attorney and Town Manager to get the best deal on the Cell Town Lease. All voted approval.

MANAGER UPDATES:

- The town's fire department will be conducting a training burn on a house on East Clarimont Street beginning at 6:30 P.M. This event will allow real time training for the town's volunteers as well as rid the area of a dilapidated structure.
- Staff over the last couple of weeks has been partnering with local businesses to prepare for the upcoming Small Town USA celebration. This event has consistently been a well-attended event and kicks off the fall season for the town of Troy. This year's event will be on Saturday, October 24th beginning at 8:00 A.M.
- Staff has been, over the last 3 weeks, has been preparing for the upcoming audit for fiscal year ending on June 30th. Auditors will be in town beginning October 26th and should be prepare to report to the town board during the first meeting in February.
- Public Works staff has been working on finalizing the entire grass cutting for the year and is preparing for the leaf vacuum season, which begins on November 1st. The town asks that those individuals that bag leaves do so in clear plastic bags. In addition to this preparation the public works staff is preparing to begin hanging Christmas Lights, which will start to take place within the next 3 weeks.
- **DATES TO REMEMBER:** October 24 – 8:00 A.M. Small Town USA celebration
October 31st – 5:00 P.M. Trunk or Treat
November 7th – Veteran's Day Breakfast and Parade

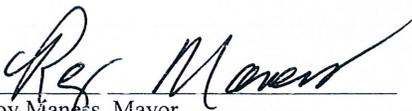
Mgr. Zephir gave the CDBG Catalyst Grant updates. We are ready to tear down Frank Brady's house at the corner of Railroad and Roswell Streets. It appears Bill & Doris Martin will get the remainder of the rehabilitation funding.

BUSINESS MEETING: The Board reviewed the gasoline report, budget report, cash and investment report and the water use report. Comm. Hamilton asked why tax collection revenue is so low compared to last year. Mgr. Zephir state we have had a delay getting tax notices out this year. Comm. Hamilton stated with interest earned so low, could we deposit funds with the State Employees Credit Union that earns higher interest. Mgr. Zephir stated the Town is not allowed to deposit with them. Mgr. Zephir stated we will look at other options.

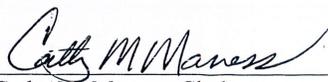
Tammy Dunn with the Montgomery Herald stated she had received a letter from the Democrat Committee that they consider the Board of Elections Meeting on combining the precincts illegal. They are looking at taking action on this.

Meeting was adjourned at 5:38 PM on motion by Mayor Protem Hurley and second by Comm. Elkins. All voted approval.

Respectively submitted,



Roy Maness, Mayor



Cathy M. Maness, Clerk